

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Commercial Industry Advisory Committee Meeting Minutes

June 5, 2007

Meeting Attendees:

Virginia Bauer, Secretary/ CEO, NJ Commerce Commission (Committee Chair)

Jack Donnelly, Office of the Governor

Frank Cosentino, FMERPA, Executive Director

Rick Harrison, FMERPA, Deputy Director

Caren Franzini, NJEDA, CEO

Mike Wiley, NJEDA

Ellen Stein, NJDMAVA, Director

Amy Fitzgerald, NJDLWD

Tom Mahedy, Public

Joe Pisano, President Industrial Representatives Association

John Ciufo, NJ Commerce Commission

Secretary Bauer welcomed the attendees and stressed the importance of the advisory committee's role to support the EDAW team as they work with FMERPA to develop the revitalizing plan for Fort Monmouth. Secretary Bauer also reaffirmed the state's commitment to support FMERPA through the Fort Monmouth Inter Agency Team.

Frank Cosentino gave a brief update on the recent activities since the EDAW team started working on the project. Highlighted in Mr. Cosentino's comments were the four individual charettes held with the host communities and the County of Monmouth. These charettes were conducted by Tony Nelessen of Nelessen Associates and resulted in positive discussions regarding the revitalization plan and the concept of joint services. For the Committee's benefit Mr. Cosentino described the EDAW team members and their areas of expertise.

Todd Poole of EDAW was introduced to the committee and gave a brief overview of the planning process:

Phase1- Information Data Gathering

Phase 2- Development of Alternative Land Use Plans (by late summer)

Phase 3- Development of Preferred Land Use Plans

Mr. Poole's main focus will be on the economic development aspect of the revitalization plan. Secretary Bauer reinforced the committee's focus on job retention and attraction to the affected area. Secretary Bauer acknowledged the various committee members as valuable resources to be utilized during the planning process.

Caren Franzini stressed the importance of utilizing NJ state agency resources such as NJDOT, NJDEP, and local utility companies. Mr. Cosentino stated that EDAW is currently meeting with Fort Monmouth staff to obtain information regarding the Fort's infrastructure. EDAW's next step regarding infrastructure will be to meet with local, county and state resources. Caren Franzini asked about zoning authority of the local municipalities and FMERPA. Caren Franzini also asked about Economic Research Associates (ERA) involvement in the economic aspects of the redevelopment plan. Mr. Poole stated that ERA is involved in the economic market analysis that will be utilized for plan development. Mr. Poole stated that because the closing of the Fort could be 4 or more years away the plan needs to be flexible to adapt to changing market variables over time.

Ellen Stein asked Mr. Poole if EDAW will be looking at leveraging the technology and workforce as it relates to commercial application. EDAW will identify how much of the workforce will follow the mission to Maryland and then evaluate the leveraging issue. Mr. Pisano mentioned that incentives from the federal government and contractor community are being discussed in more detail with the workforce.

Caren Franzini suggested an interim step that includes evaluating key real estate and workforce talent in the area, incentives, identification of 4-5 commercial buildings in the area, identification of 4-5 industries, and recruitment of companies. Caren suggested starting this interim step today similar to the state technology center and incubator initiatives in North Brunswick, NJ and Camden, NJ.

Tom Mahedy raised the issues of climate change, alternative energy, and tourism. Mr. Mahedy asked the committee to review a DVD entitled "The Next Industrial Revolution The Birth of the Sustainable Economy" which he provided to Secretary Bauer.

The meeting was adjourned.